
TO: CITY MANAGER **DATE:** 2006 February 27

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 71100 20
Reference ROC
(X-Reference) (SIT #06-4;
7061 Merritt Ave.)

SUBJECT: SITING APPROVAL #06-4
7061 MERRITT AVENUE
PROPOSED NEW BUILDING UNDER EXISTING ZONING
ROYAL OAK COMMUNITY PLAN- SUB-AREA 11

PURPOSE: To inform Council of a request for a new building under existing zoning in the Royal Oak Community Plan- Sub-Area 11.

RECOMMENDATION:

1. **THAT** this report be received for information purposes.

R E P O R T

This Department has received a request to build a new industrial building at 7061 Merritt Avenue under the existing M4 zoning rather than, as designated in the Royal Oak Community Plan, being consolidated with the three properties to the south and redeveloped under the M5 District.

The subject property at 7061 Merritt Avenue is a through-block lot occupied by an older one-story house. A similar house abuts to the north while one and two-storey office and warehouse buildings lie to the east, west and south. 7061 Merritt Avenue, with an area of 977m² (10,517 sq. ft.) and a frontage of 20.12 m (66 ft.) has a smaller width than the minimum currently required under either the M4 or M5 regulations. However, the M4 minimum width regulations do not apply to lots existing before 1978 January 01.

The subject property is located on the west side of Merritt Avenue (and east side of Shirley Avenue) between Dorset Street to the north and Beresford Street and the SkyTrain line to the south (see **attached** Sketch #1). Falling within Sub-Area 11 of the Royal Oak Community Plan (see **attached** Sketch #2), this property is designated for future redevelopment in consolidation with 7089 Merritt Avenue and 5707 and 5735 Beresford Street for a light industrial use as a transitional buffer on the area's periphery, using the CD Comprehensive Development District based on the M5 District guidelines with a required dedication on the southern portion for the future widening of Beresford Street.

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Re: Siting Approval 06-4
7061 Merritt Avenue

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While this Department's first choice would be to see this site redevelop as part of a four lot consolidation under the designated M5 District, it is acknowledged that, given that no comprehensive M5 redevelopments have occurred yet in the Royal Oak Area, that the existing building on the abutting property in the intended assembly to the south is relatively large and new, and that the remaining three properties to the south have sufficient area as a three lot assembly to redevelop in the future under the M5 District, such a four lot redevelopment is unlikely within the context of this initiative. As well, the intended use of the proposed building for warehouse and office purposes is generally compatible with the M5 objectives. The remaining alternative of City acquisition of the lot is not recommended as it would likely entail a long holding period and no guarantee of achieving the intended assembly in the foreseeable future.

Staff have, therefore, been working with the applicant to ensure that a suitable plan of development under the prevailing M4 zoning is possible on the subject small lot and are able to report that such a suitable plan has been achieved. Therefore, unless otherwise directed by Council, staff will process the necessary Preliminary Plan Approvals and Building Permits in line with the prevailing zoning.

This is for the information of Council.

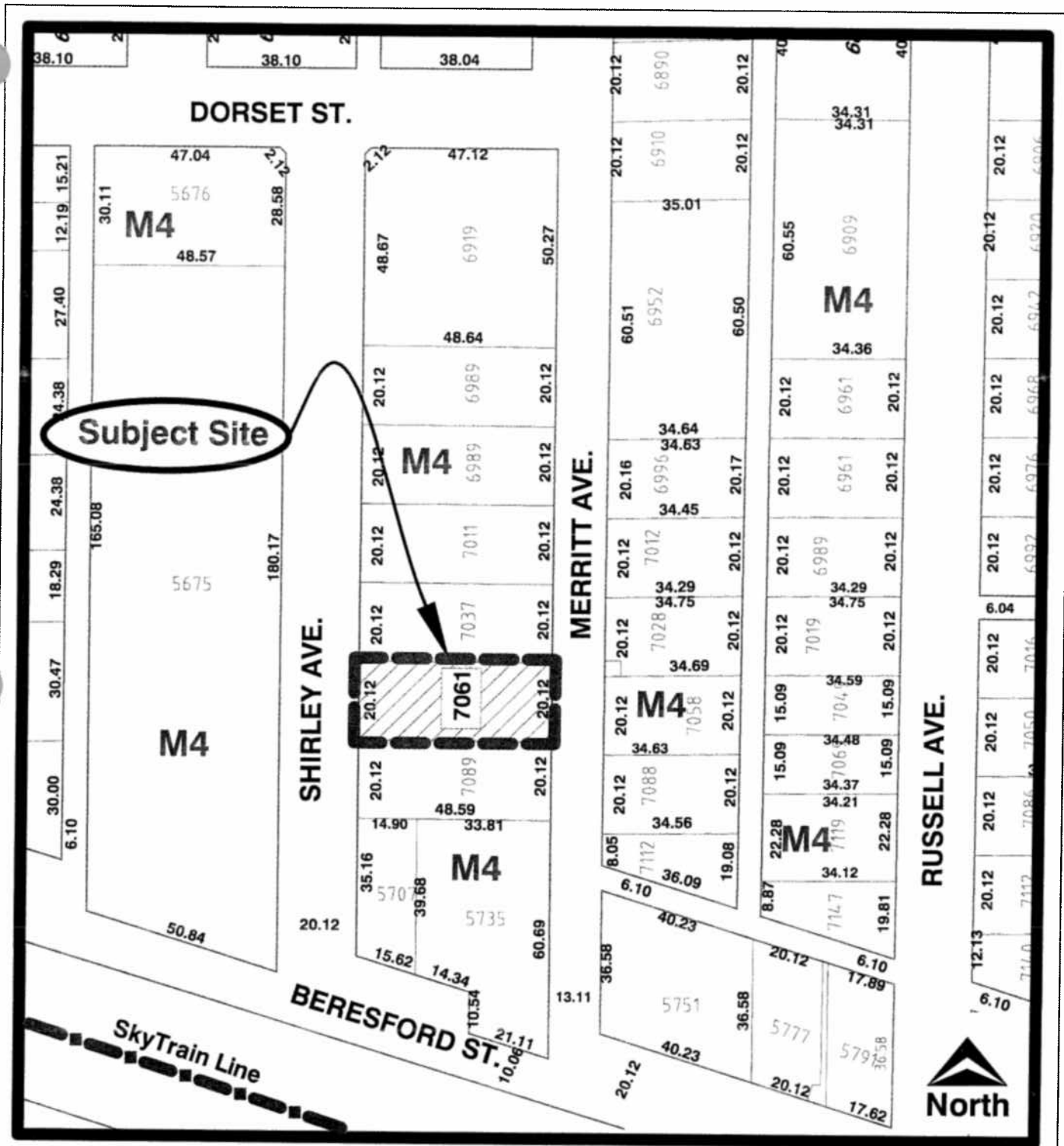


J. S. Belhouse
DIRECTOR PLANNING AND BUILDING

FA:gk
Attachments

cc: Director Engineering
Chief Building Inspector
City Solicitor

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Planning and Building Department

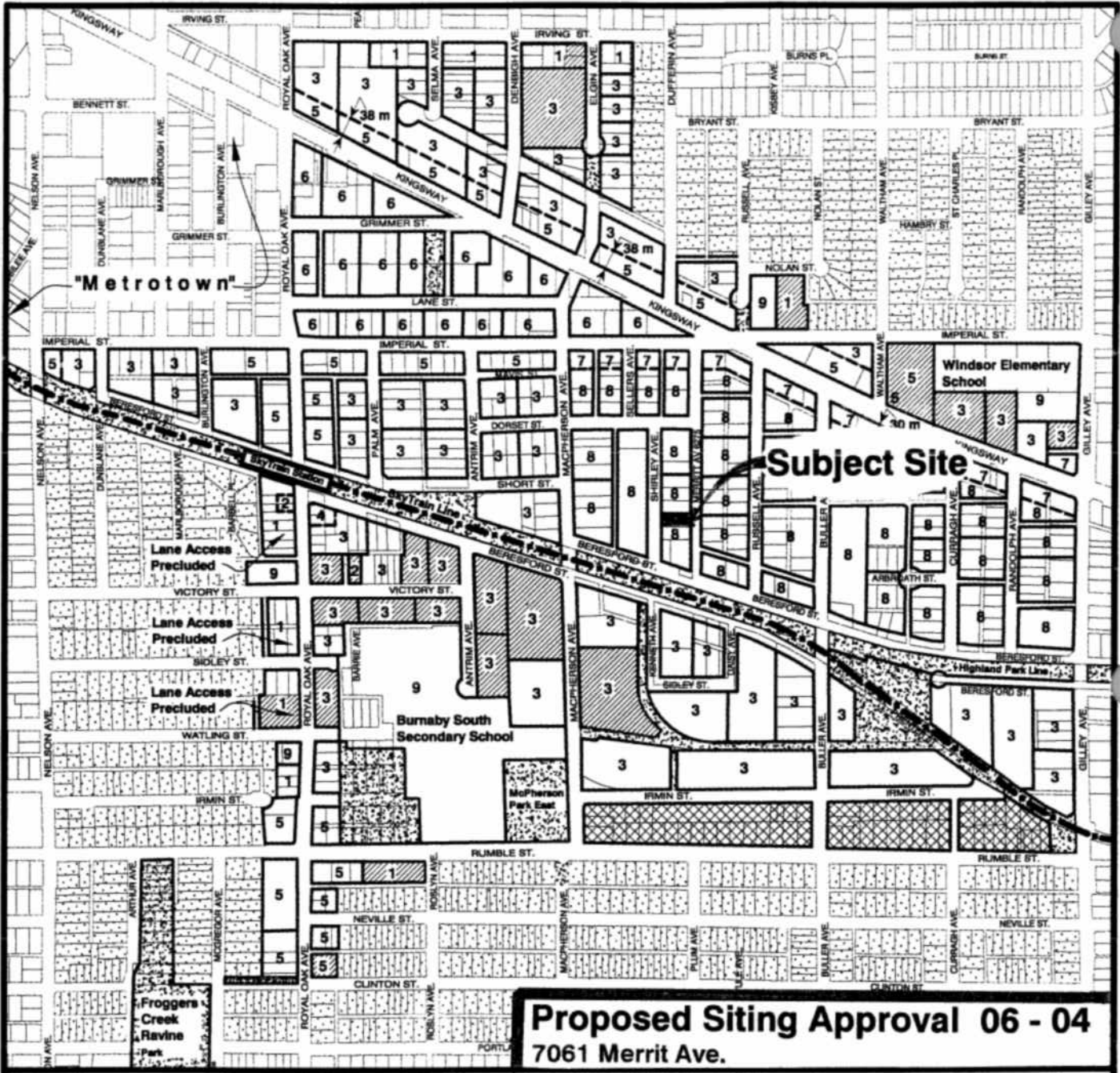
Scale: 1 = 1500

Drawn By: J.P.C.

Date: February 2006

Proposed Siting Approval 06 - 04
7061 Merritt Ave.

Sketch # 1



Proposed Siting Approval 06 - 04
7061 Merrit Ave.

LEGEND:

- 1. CD (RM2)
- 2. CD (RM2 & C1 at Grade)
- 3. CD (RM3)
- 4. CD (RM3 & C1 at Grade)
- 5. CD (Proposed C9)
- 6. CD (Proposed C9a)
- 7. CD (C2)
- 8. CD (M5)
- 9. Institutional (School, Church, Assembly)

- Single and Two - Family Housing
- Park / Parkway / Public Open Space
- Completed or Rezoned in Accordance With Development Guidelines

Development sites in the Royal Oak Community Plan Area are Generally to be zoned Comprehensive Development District (CD) utilizing the outlined zoning designation.

- Transition Area - Consult Planning for further information

**** This Sketch is Subject to Updating on a Continuous Basis.**

Updated to: January 2006

